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MAINE SHORT FORM WARRANTY DEED

WE, JOHN K. SKELTON of Wolfeboro, County of Carroll,  
and State of New Hampshire, and DAVID B. SKELTON, of York,  
County of York, State of Maine, for consideration paid, grant  
to the HYDE SCHOOL, a Maine non-profit organization, whose  
principal location is Bath, County of Sagadahoc, State of  
Maine, with WARRANTY COVENANTS, the following described lot or  
parcel of land, together with the buildings thereon, situated  
in said Bath on the westerly side of Route 209 on High Street,  
so-called and being bounded and described as follows, to wit:

Beginning at an iron pipe set on or near the  
Westerly sideline of said High St., said iron  
designating the Southeasterly corner of a cer-  
tain lot now or formerly of J. Gary Tucker and  
described in a deed given the said Tucker and  
recorded in the Sagadahoc County Registry of  
Deeds, Book 554, Page 302, said point of begin-  
ning lying Southerly of the intersection of the  
Southerly sideline of High St. Court and the  
Westerly sideline of High St. a distance of  
109.4' plus/minus as measured along the Westerly  
sideline of High Street so-called, said iron  
also designating the Northeasterly corner of  
land formerly of Addie Terrell and described in  
the deed given Madelyn K. Skelton by the heirs  
of Addie Terrell and recorded in said Registry  
of Deeds in Book 302, Page 142, said iron also  
designating the Northeasterly corner of the  
parcel herein described, and proceeding around  
the parcel or lot herein described in a clock-  
wise fashion;

Thence S3°-23'-50"E along the apparent Westerly  
sideline of High St. a distance of 305.94' to a  
point and Northeasterly corner of land now or  
formerly of June & Joseph Tardiff, said lot  
described in a deed given the said Tardiffs and  
recorded in said Registry of Deeds in Book 392,  
Page 725, said point lying Northeasterly as  
measured along the apparent sideline of High St.  
so-called a distance of 25.66' from the North-  
easterly corner of land now or formerly of  
George R. Carey;

Thence S31°-40'-40"W along the land now or  
formerly of said Tardiffs a distance of 150.90'  
to an iron on or near a certain woven wire fence,  
and thence on same course an additional 0.24' to

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the Northwesterly corner of land now or formerly of said Tardiff and land formerly of the John S. Hyde Estate. The preceeding course intending to be the same course which separated those premises partitioned to Joseph E. Hart on the South and those premises partitioned to Charles H. Treen on the North and described in the document recorded in said Registry of Deeds, Book 178, Page 270;

Thence N7°-18'-50"E along or near the woven wire fence aforesaid and land formerly of the John S. Hyde Estate 66.7' to a point;

Thence S69°-46'-40"W along or near the woven wire fence aforesaid and land formerly of the John S. Hyde Estate 170.9' to a point, said point intending to be the South Westerly corner of the lot or parcel described in a deed given Maria C. Bernier by Eugene R. Brown et.al. and recorded in said Registry of Deeds, Book 127, Page 21;

Thence N19°-34'-40"W along or near the woven wire fence aforesaid and land formerly of the John S. Hyde Estate 285.1' to a point, said point intending to be the Northwesterly corner of a lot or parcel described in a deed given Samuel R. & Martha E. Brown by Albert Sandford and recorded in said Registry of Deeds in Book 108, Page 525;

Thence N30°-36'-10"E along land now of the Hyde School and woven wire fence aforesaid, the abutting land owners to this course being formerly T. W. Hyde as described in said Registry of Deeds, Book 93, Page 131, and Olive Varney as described in said Registry of Deeds, Book 127, Page 410, for a distance of 127.10' to the Southwesterly corner of land now or formerly of the Hyde School and described in a deed given the said Hyde School and recorded in said Registry of Deeds, Book 470, Page 153;

Thence N80°-36'-10"E along a wire fence and land of the Hyde School aforesaid and land, now or formerly of Richard Kneeland for a distance of 99.12' to the said Kneeland's Southerly corner as described in the deed given the said Kneeland and recorded in said Registry of Deeds, Book 426, Page 29'

Thence S5°-33'-00"E along the Westerly bound of land now or formerly of James Allen and Melvina Parker as described in a deed given the said Allen and Parker and recorded in said Registry of Deeds, Book 544, Page 155, a distance of 9.12' to the Southwesterly corner of Allen and Parker aforesaid;

Thence N61°-17'-00"E along the Southerly bound of the lot of Allen and Parker and lot of J. Gary Tucker aforesaid a distance of 136.35' to an iron pipe and point of beginning, said lot containing 2.23 acres plus/minus.

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Meaning and intending to describe and convey  
and hereby conveying the same parcels of land  
given Madelyn K. Skelton under the following  
deeds:

- A. Francis E. Adams to Madelyn K. Skelton dated 11/22/1950 and recorded in said Registry of Deeds, Book 261, Page 436;
- B. Marie C. Bernier to Madelyn K. Skelton dated 2/19/1949 and recorded in said Registry of Deeds, Book 256, Page 239;
- C. Marie C. Bernier et.al. to Madelyn K. Skelton dated 2/19/1949 and recorded in said Registry of Deeds, Book 256, Page 240;
- D. Susan Newman et.al. to Madelyn K. Skelton dated 11/1/1957 and recorded in said Registry of Deeds, Book 302, Page 142.

The title of these Grantors, John K. Skelton and David B. Skelton, to the foregoing parcel is derived from the Probate Estate of William L. Skelton, late of said Bath, in the Sagadahoc County Registry of Probate, Docket No. 81-89. See also the Deed of Distribution from Skelton, Taintor & Abbott, P.A., Executor of the will of William L. Skelton to John K. Skelton and David B. Skelton, recorded in the Sagadahoc County Registry of Deeds.

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PEARL A. SKELTON, wife of JOHN K. SKELTON, and VIRGINIA B. SKELTON, wife of DAVID B. SKELTON, join as grantors and release all rights by descent and all other rights.

WITNESS our hands and seals this 3<sup>rd</sup> day of *August*, 1981.

*Lina R. Normand*

*John Skelton*  
John K. Skelton

*Lina R. Normand*

*Pearl A. Skelton*  
Pearl A. Skelton

*Marian S. Beals*

*David B. Skelton*  
David B. Skelton

*Marian S. Beals*

*Virginia B. Skelton*  
Virginia B. Skelton

STATE OF MAINE  
YORK, SS.

Personally appeared the above-named DAVID B. SKELTON, known to me, this 3<sup>rd</sup> day of *Aug*, 1981, and acknowledged before me the foregoing instrument to be his free act and deed.

STATE OF MAINE  
SAGADAHOC, SS Registry of Deeds  
RECEIVED AUG 7 1981 2:10 PM M  
AND RECORDED FROM THE ORIGINAL  
ATTESTED *Jane W. Stevens*

*Marian S. Beals*  
Notary Public-Judge of the Peace  
MARIAN S. BEALS  
My Commission Expires Dec 20, 1986.  
